



Sq. 858, Lots 1, 2, 800, 801, 802

ZONING REQUIREMENTS	REQUIRED	PROPOSED
Zoning District	MSH / C-3-B	MSH / C-3-B
Lot Area		6,875
Lot Occupancy Ground Floor	100%	76%
Lot Occupancy Floors Residential	30% w/2	76%
Total FAR	4.7	32.846
Total Permitted FAR Retail	1.5	3,678
Height	79'-0"	79'-0"
Grade	Ground floor retail, max 2' per foot, not less than 12'-0". Ramps 12'-0". Typical floor residential 4" per foot, not less than 18'-0". Ramps, computed at each floor.	None provided.
Side Yard Setback	None required. If provided 5' per 1'-0" of height, not less than 6'-0".	None provided.
Rear Yard Setback	10'-0". Structure below horizontal plane of 20' above grade, center line of alley can be used.	22'-0"
Perchase Height	18'-0"	8'-0"
Residential Parking	26 Units 1 space per 3 units @ 9	Retail needed for 8 spaces
Retail Parking	In excess of 3,000 SF, 1 for each 750 SF of GFA. (2,578-3,000= 5,278/750) Req'd 8.	Retail needed for 8 spaces
Parking Size	9'-0" x 19'-0"	8 compact spaces (9'-0" x 18'-0") Retail needed for maximum parking space size.
Retail Loading Dock	1 @ 30'-0" deep	Retail needed
Residential Loading Berth	1 @ 60'-0" deep, None. Less than 50 units	Not required
Retail Loading Platform	1 @ 100 SF	Retail needed
Residential Loading Platform	1 @ 200 SF, None. Less than 50 units	Not required
Retail Loading Space	None	Not required
Residential Loading Space	None. Less than 50 units	Not required
Residential Bikes	1 space per 3 units. 26 Units @ Req'd 9.	15
Retail Bikes	0% of required parking spaces. 20 x 5% Req'd 1.	1

Building GSF	
FAR GSF (net) (100% w/2)	Zoning (FAR) GSF - Base 4 Excluded
Basement	0
1st	5,221
2nd	5,221
3rd	5,221
4th	5,221
5th	5,221
Total	30,885

Retail GSF	
Retail (including Deck)	Zoning (FAR) GSF - Base 4 Excluded
Basement Retail	0
Ground Retail 1	1,874
Ground Retail 2	1,875
Ground Retail 3	1,875
Ground Retail 4	0
Basement Floor Retail	6,001
Total	9,725

ZONING DATA & GSF

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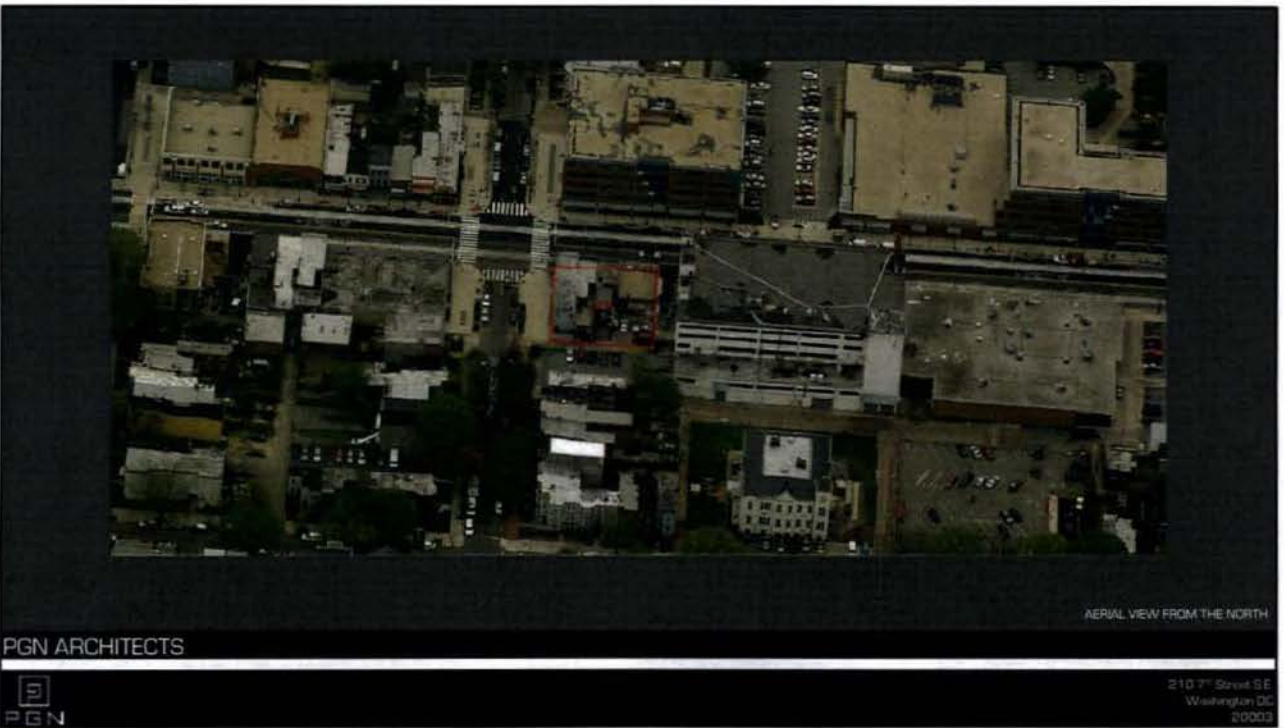


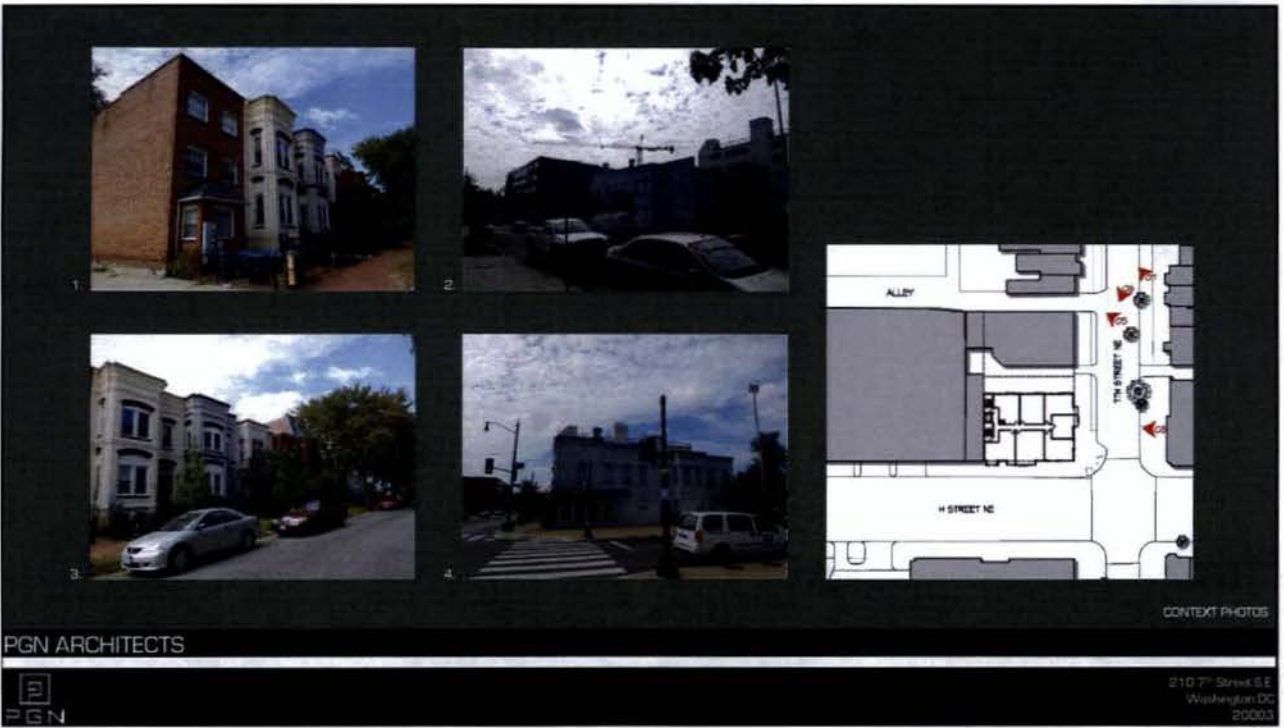
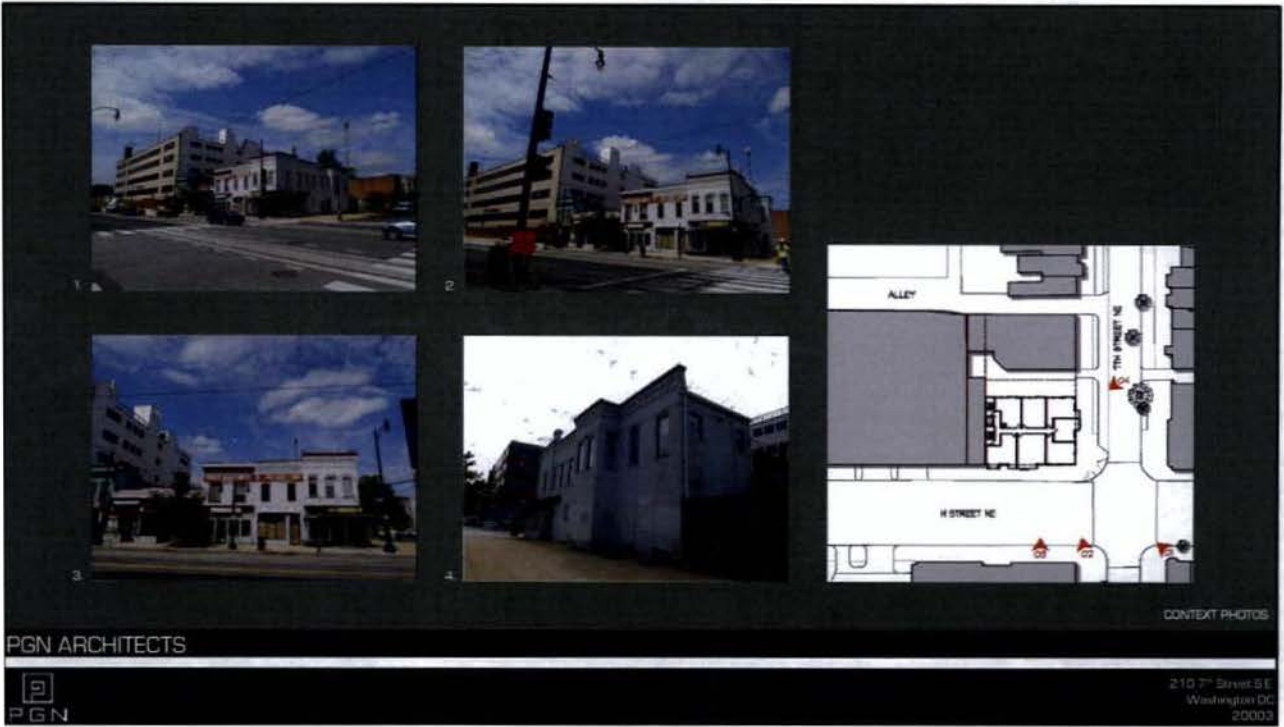
AERIAL VIEW FROM THE SOUTH

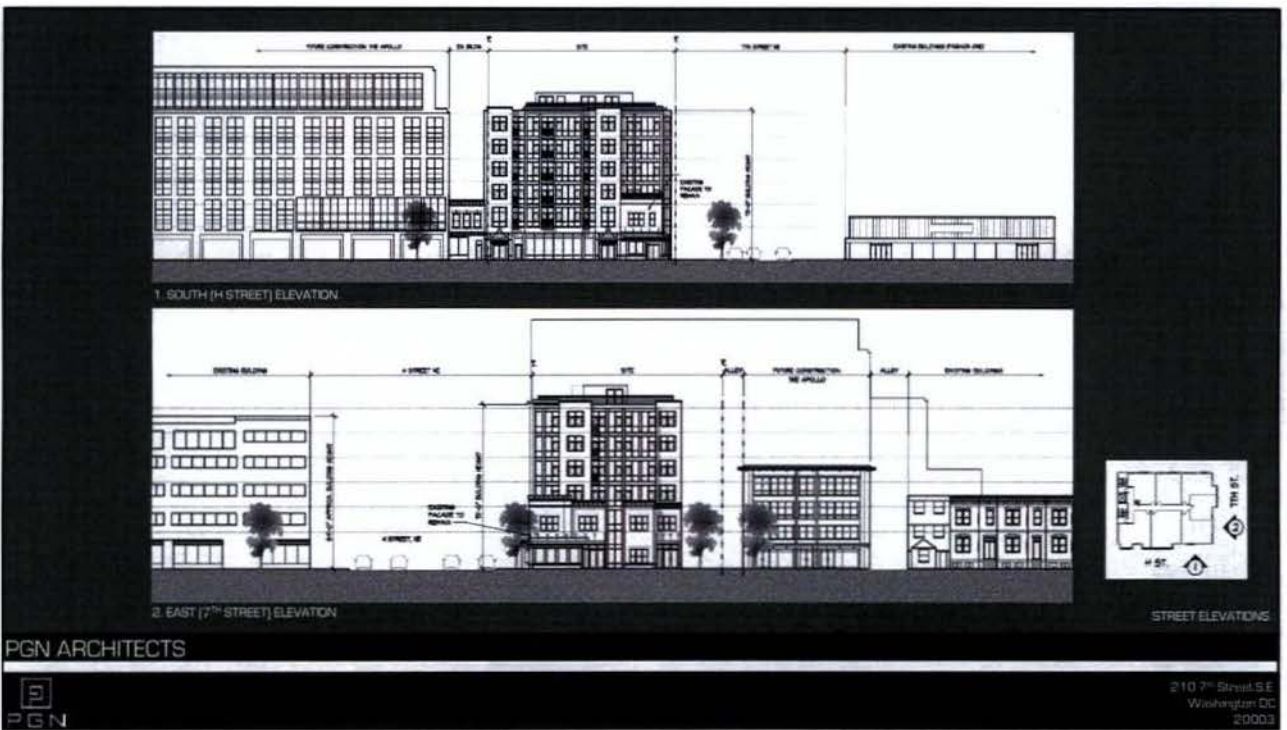
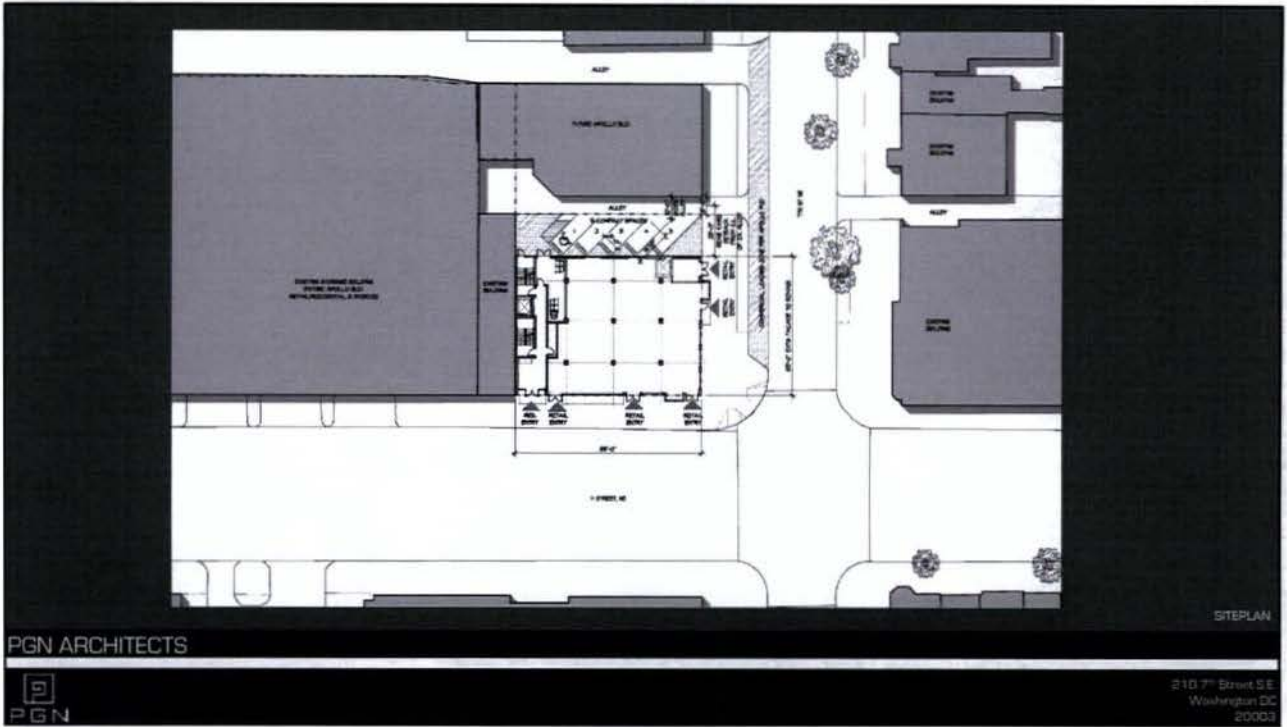
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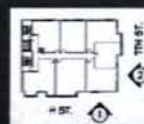




1. SOUTH (H STREET) ELEVATION



2. EAST (7<sup>TH</sup> STREET) ELEVATION

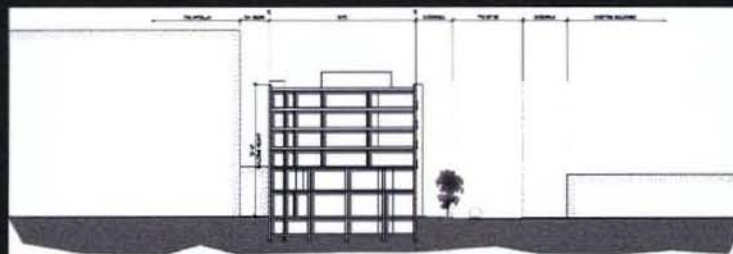


PANORAMIC STREET ELEVATIONS

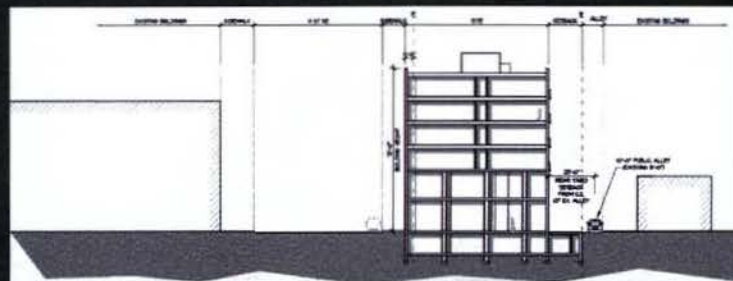
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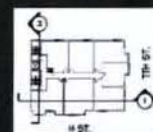
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1. EAST TO WEST BUILDING SECTION



2. NORTH TO SOUTH BUILDING SECTION

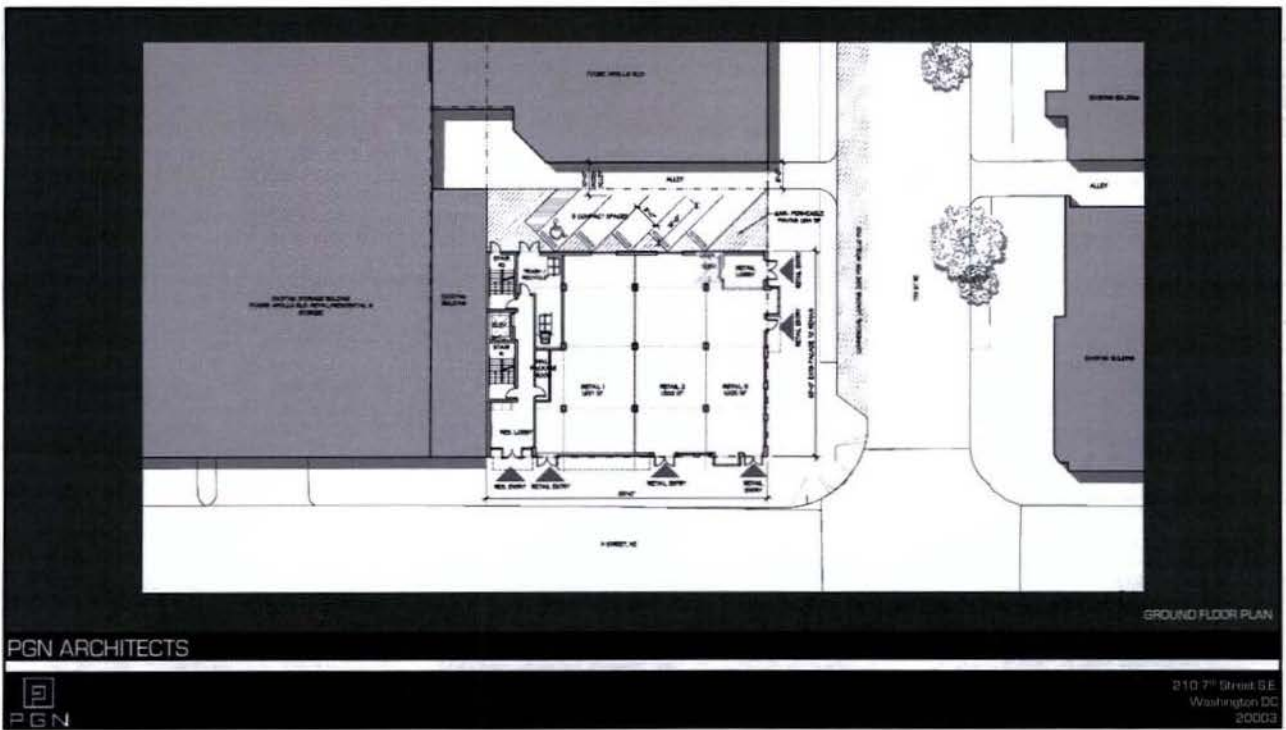
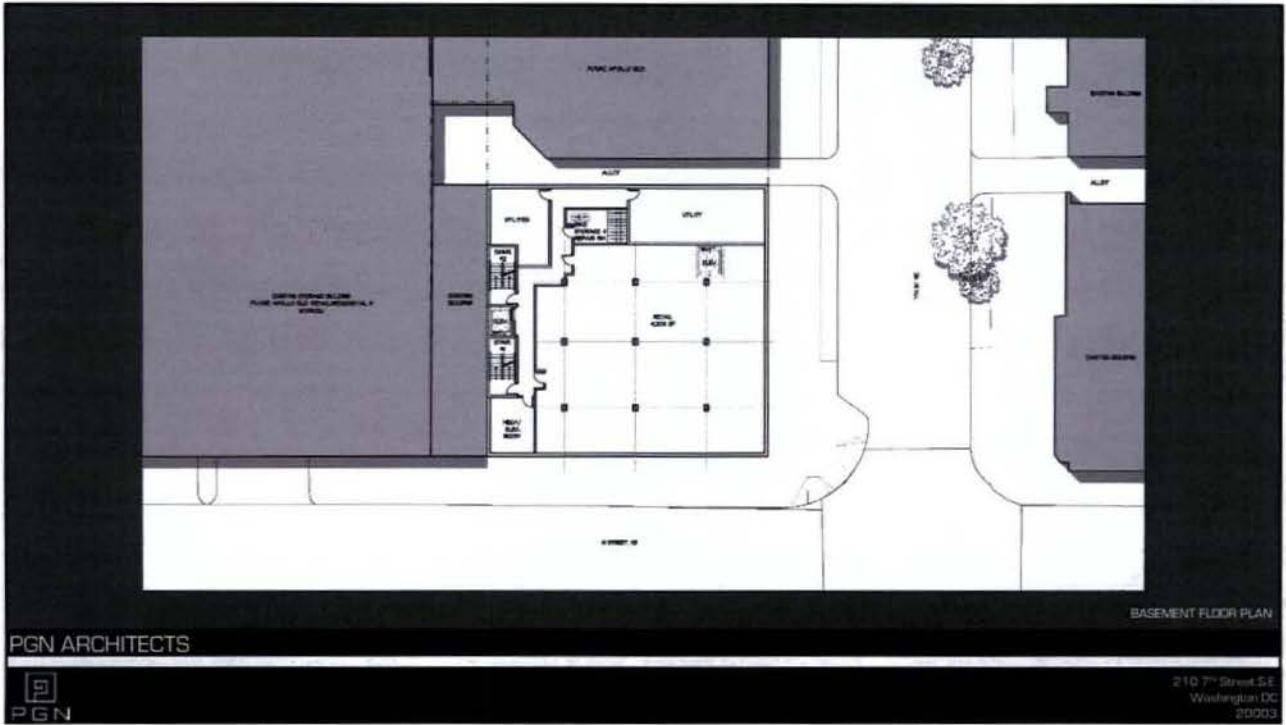


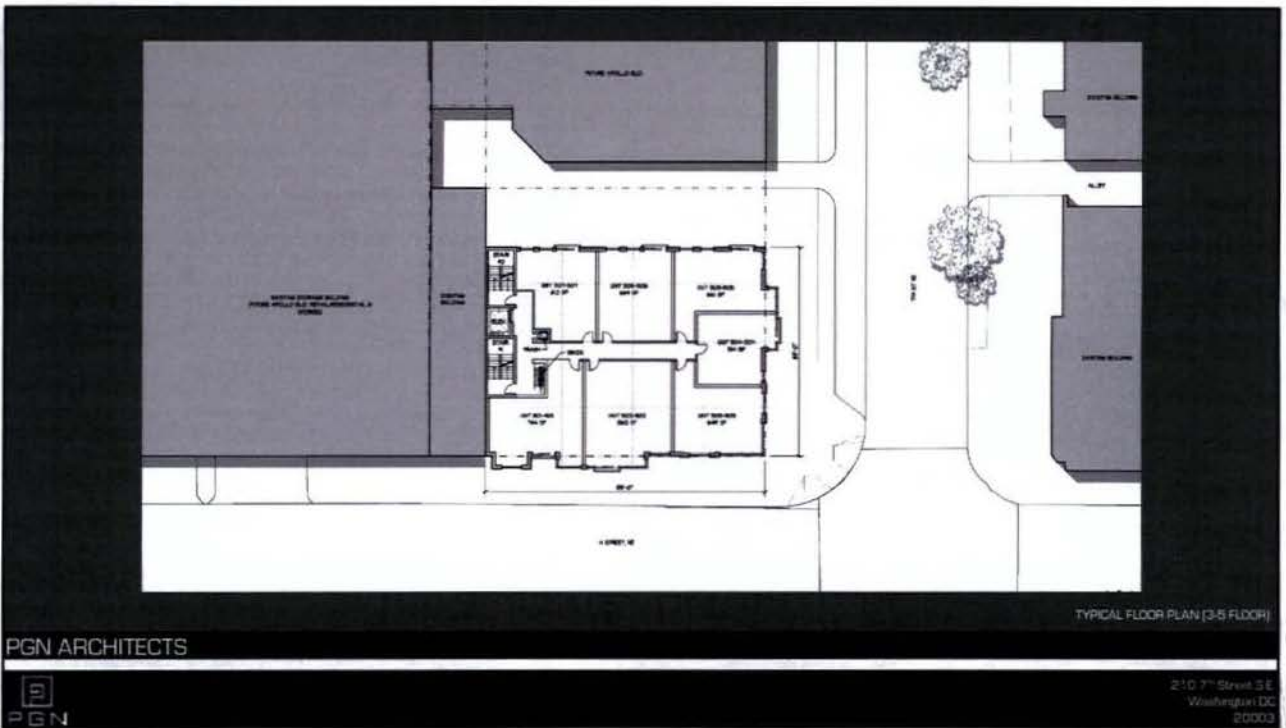
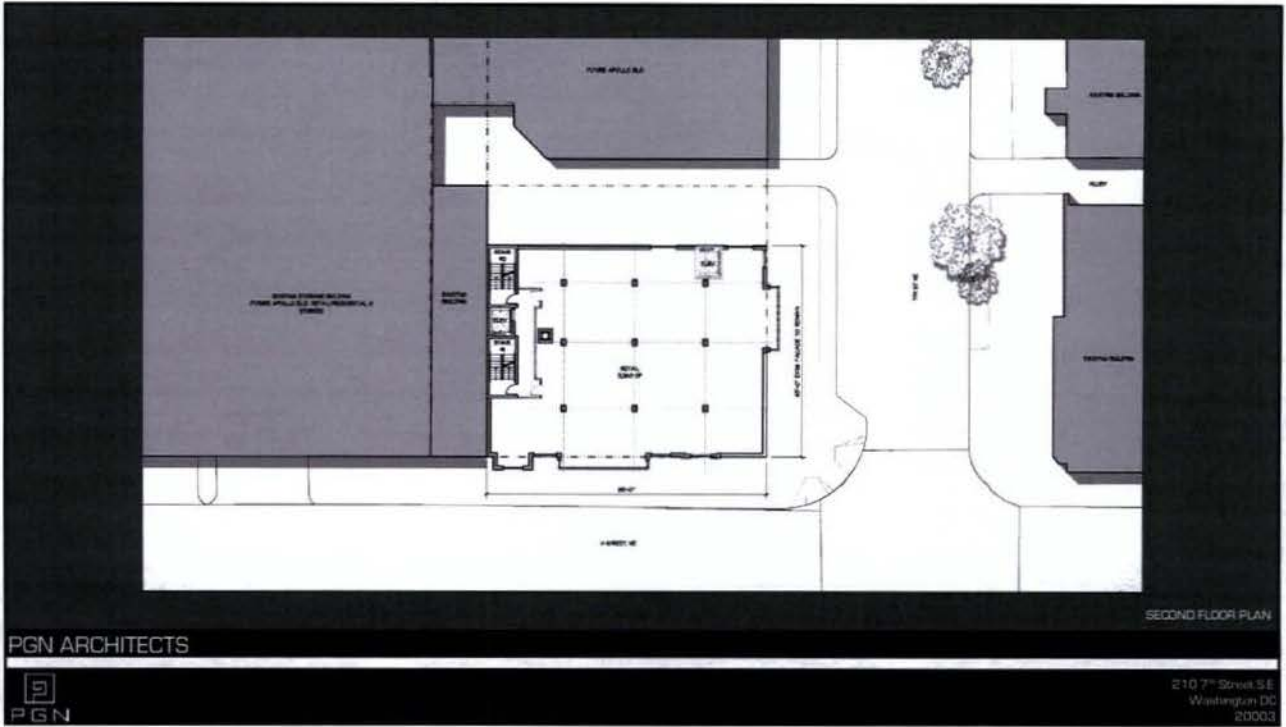
STREET SECTIONS

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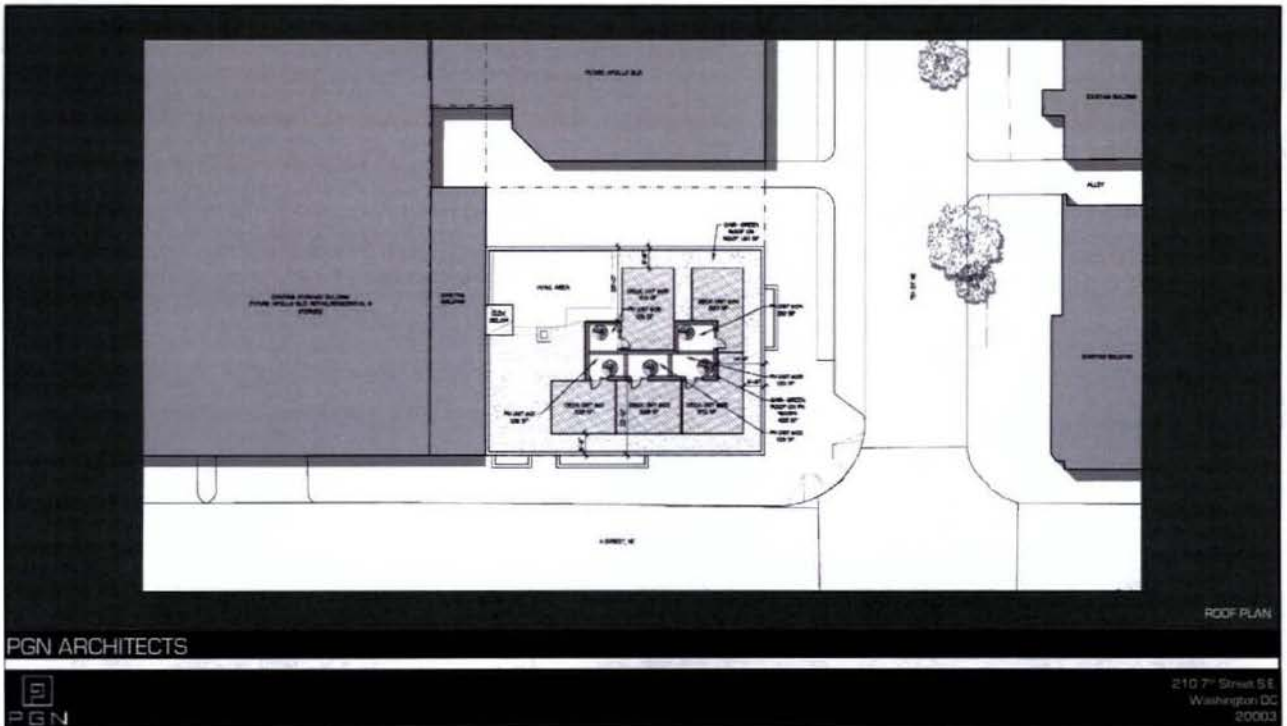
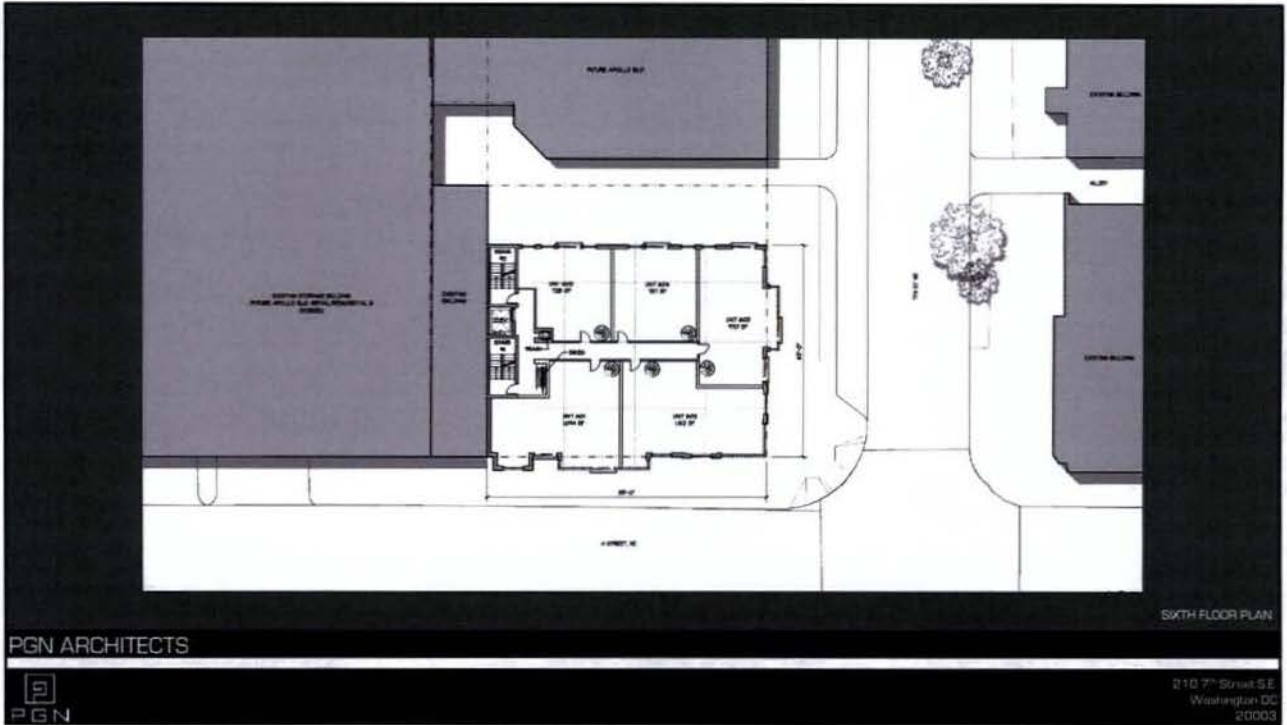


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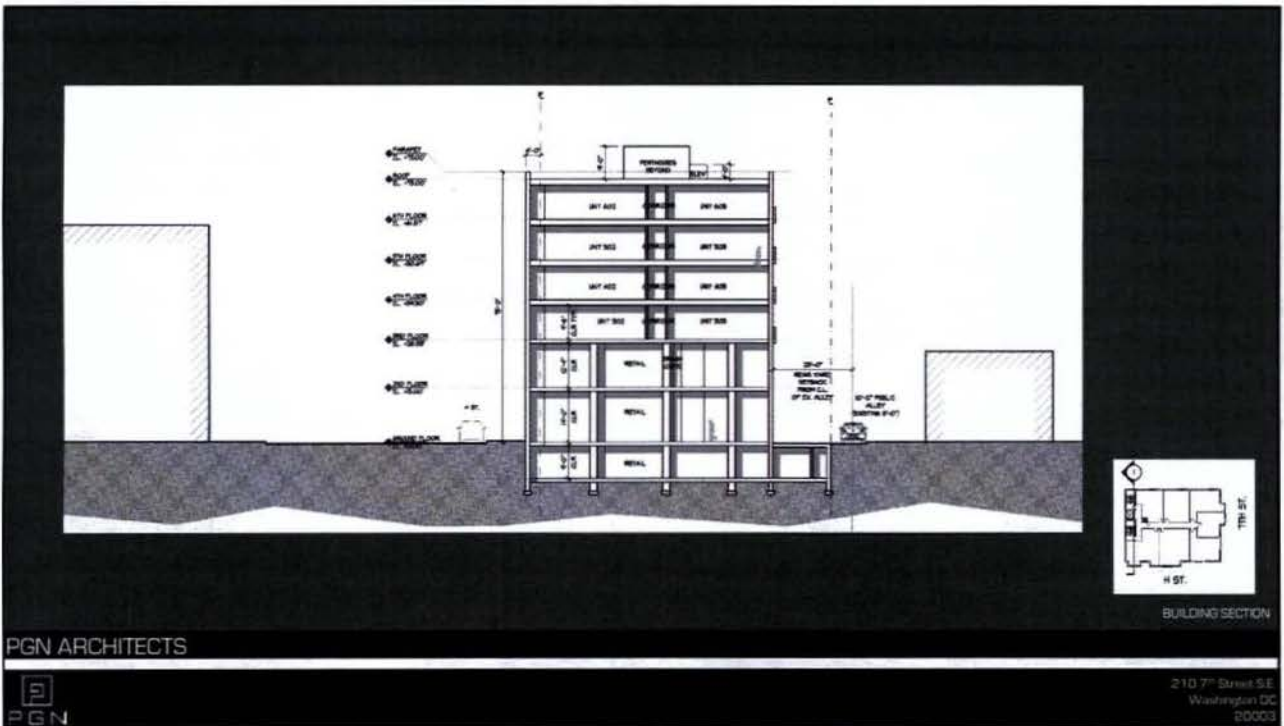
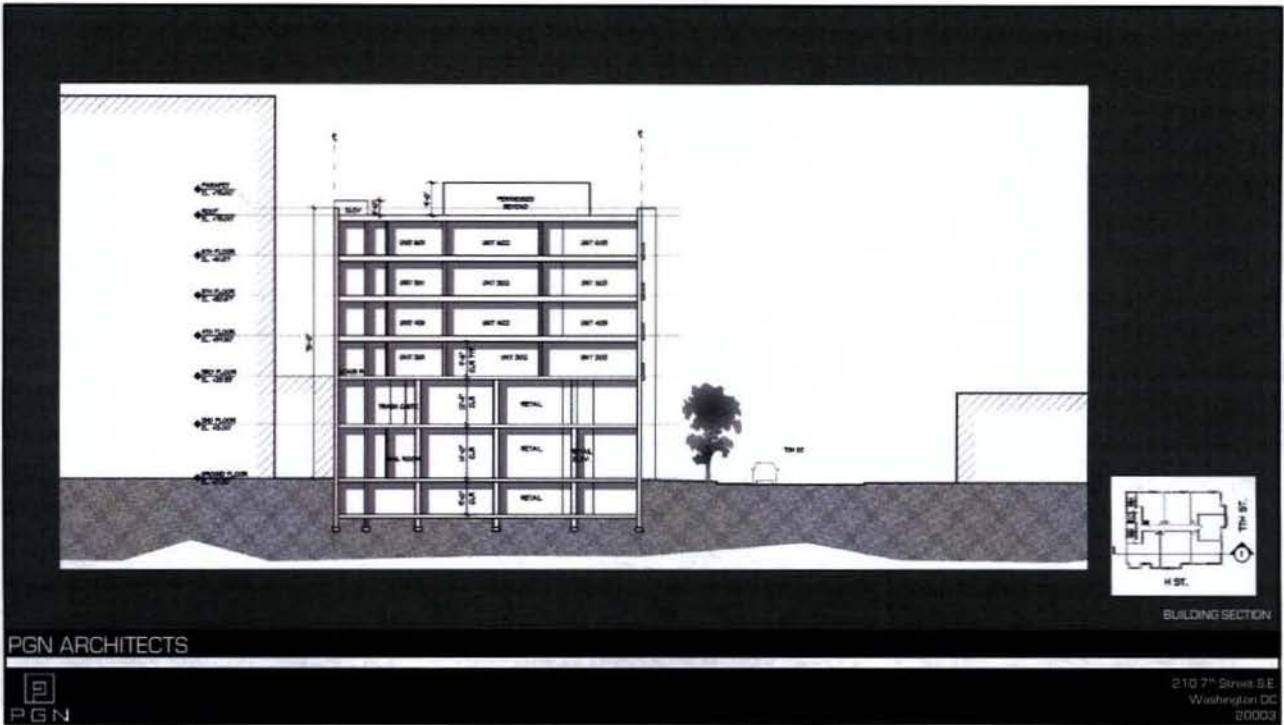


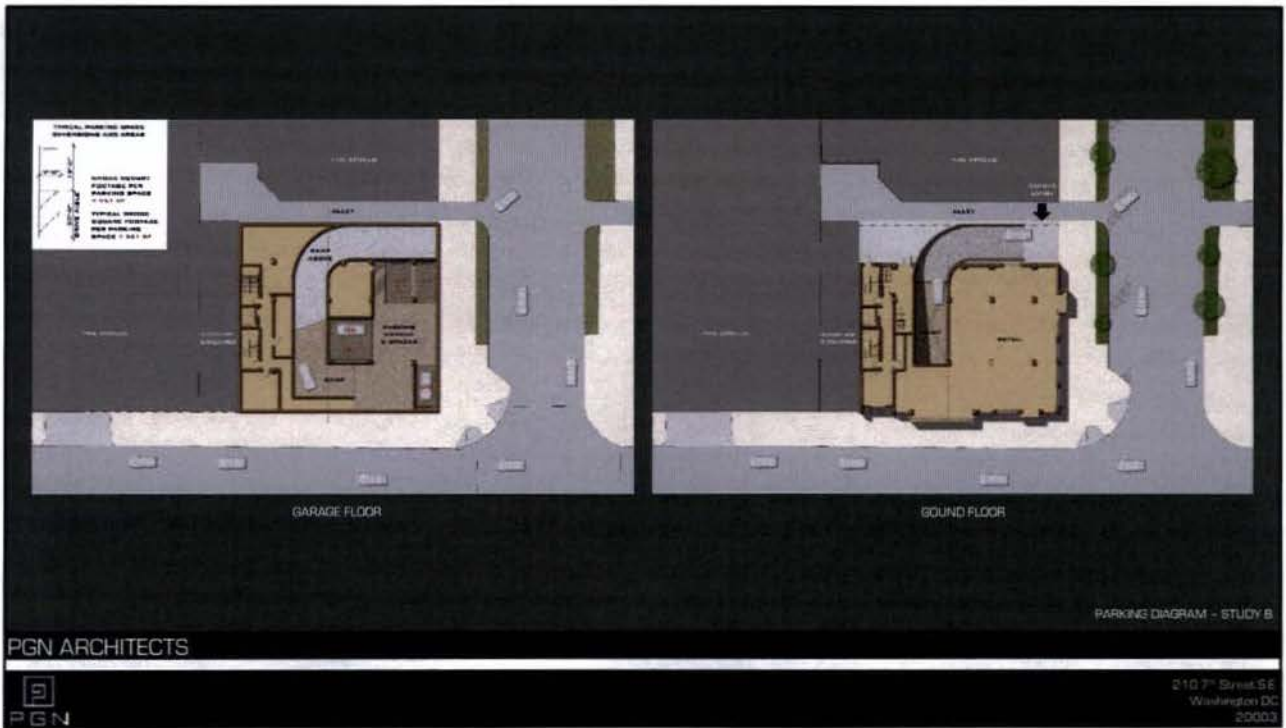












VERTICAL BIKE RACK SYSTEM

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## BIKE FILE

- a lock, compatible bike
- highly efficient bike storage
- flexible design for many applications

The Bike File is our most space efficient & lock-compatible product. Sturdy sliding fingers allow nine bikes to be securely stored in an eight-foot section while allowing for easy loading and unloading of bikes.

Ceiling mount, wall mount and floor mount options are available.

[www.dero.com](http://www.dero.com) 1.800.897.6259

A double-sided option is available.

36" Standard depth

36° angle

**Product:** Dero Bike File  
As manufactured by Dero Bike Racks

**Capacity:** 9 bikes per 8-foot unit

**Materials:** 12 gauge galvanized steel roller track  
barless steel roller assembly  
1" 16g arms

**Installation Methods:** The Bike File is available in a wall-mounted or ceiling-mounted configuration. Please contact us if you are interested in a floor-mounted Bike File.

**Space Use and Lockbacks:** Bike File may be lined up end to end to fill the available space. A 36" aisle should be left between racks facing one another.

Rollers allow you to push neighboring bikes apart when hanging or removing a bike.

Optional wheel stop

Bike Files may be spliced together for expanded, continuous bike storage.

Optional wheel stop

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